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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

NUDA- NELLORE MUNICIPAL CORPORATION- CHEMUDUGUNTA PROPOSAL FOR CHANGE OF LAND USE FROM BUFFER ZONE TO RESIDENTIAL LAND USE TO AN EXTENT OF 14710.32 SQ.MTS IN SY. NOS.1037, 1071 & 1072 OF NELLORE BIT - II, NEAR AKUTHOTA HARIJANAWADA, KRISHNAPATNAM ROAD APPLIED BY SRI DEVIREDDY VENKATA SATHYA KUMAR REDDY, S/O JAGADISH REDDY & OTHERS.

[Memo No.811407/M2/2019, Municipal Administration & Urban Development (M) Department, 18th March, 2019]

NOTIFICATION

The following Draft variation of the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Nellore Municipal Corporation / Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site in Sy.Nos. 1037, 1071 & 1072 of Nellore Bit – II, near Akuthota Harijanawada, Krishnapatnam Road, Nellore to an extent of 14710.32 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked as Buffer Zone in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now proposed to be designated as Residential land use by variation of change of land use in the revised part proposed land use Map of GTP No.2/2019/NUDA and which is available in the office of the Nellore Municipal Corporation, Nellore/ NUDA office, Nellore, subject to the following conditions:-

1. the applicant shall adhere the conditions laid down by the Irrigation Department vide letter No.SE/IC/NLR/DB/ATO.1123M, Dated: 04.01.2019;
2. The applicant shall provide buffer as per G.O.Ms. No. 119, MA&UD (M)Department, Dated 28.03.2017;
3. The applicant shall handover the affected portion of the site in 60'-0"wide Master Plan road passing through the site to the local body through register gift deed at free of cost;
4. the applicant shall pay the development / conversion charges to the local body / Nellore Urban Development Authority, as the case may be;
5. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force;
6. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
7. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
10. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

- North : Remaining land is Sy.No.1071, 1072, 1037 of applicant and Sy.No.1048 which is earmarked as mixed land use as per sanctioned Master Plan
- East : Remaining land is Sy.No.1037 & 1048 which is earmarked as mixed land use as per sanctioned Master Plan
- South : Existing 102 ft wide Krishnapatnam Road which is to be widened as 150 ft. wide as sanctioned Master Plan
- West : Land in Sy.No.1073 which is earmarked as Mixed land use as sanctioned Master Plan

R KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT